

City of Sunnyvale
Annual Status Report on Receipt and Use of Development Impact Fees
FY 2010/2011

Fee: **Housing Mitigation Fee**

Fee Description: Fees paid by developers of high intensity industrial projects that result in new floor area ratios to mitigate demand for affordable housing.
(Sunnyvale Municipal Code Chapter 19.22)

Amount of Fee: \$9.08 per applicable square foot

Fund: Housing Mitigation Fund/Housing Mitigation Sub-fund
(070/100)

FY 2010/2011 Receipt and Use:

Beginning Balance	\$ 9,948,212
Resources	
New Fees Collected	1,284,437
Other Revenues - Loan Repayments	92,520
Other Revenues - Rental Income/Grants	350,729
Interest	67,912
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Total Resources	<u>\$ 11,743,810</u>

Expenditures

Affordable Housing Capital Project Management	\$ 145,092
% Funded by Fee:	100%
Origination Year:	FY 10/11
Planned Completion Year:	On-going
Management, Supervision, and Administration	206,053
% Funded by Fee:	100%
Origination Year:	FY 10/11
Planned Completion Year:	On-going
City Owned Properties – Downtown/388 Charles Street	5,547
% Funded by Fee:	0%
Origination Year:	FY 05/06
Planned Completion Year:	FY 12/13
Predevelopment Costs on Affordable Housing Sites	13,481
% Funded by Fee:	100%
Origination Year:	FY 06/07
Planned Completion Year:	On-going
County-wide Homeless Count	8,310
% Funded by Fee:	100%
Origination Year:	FY 06/07
Planned Completion Year:	On-going

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First-Time Homebuyer Loans (81-120% AMI)	17,500
% Funded by Fee:	100%
Origination Year:	FY 09/10
Planned Completion Year:	On-going
General Fund In-Lieu	50,265
Origination Year:	On-going
Planned Completion Year:	On-going
Interfund Transfer To:	General Fund
Total Expenditures/Transfers	\$ 446,248
Ending Balance	\$ 11,297,562

Note: No interfund loans or refunds were made during FY 2010/2011.

Description of Projects:

235330 Affordable Housing Capital Project Management — This operational function provides staff time to support the provision of affordable housing within the City.

235340 Management, Supervision, and Administration — This operational function provides staff time to support the provision of affordable housing within the City.

825930 City Owned Properties – Downtown/388 Charles Street — This project provides funding for repairs, general maintenance, and administration of the property at 388 Charles Street. These properties are projected to be maintained until FY 2012/13, or until full assemblage or sale of all existing parcels is completed.

826520 Predevelopment Costs on Affordable Housing Sites — This project will allow for professional services to be secured as needed to analyze feasibility of large-scale housing projects for study by Council such as the Onizuka housing proposals and the downtown housing properties.

826530 County-wide Homeless Count — This project provides for the City's share of the cost to conduct a biannual county-wide homeless count and survey.

828100 First-Time Homebuyer Loans (81-120% AMI) – This project provides funding for the First Time Homebuyer Program, to be used for down-payment assistance loans to eligible moderate-income households.

General Fund In-Lieu — Transfer to the General Fund to cover the indirect costs realized during the course of managing Housing activities not directly associated with a specific capital improvement project.

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Fee: **Sense of Place Fee**

Fee Description: Fees paid by developers in areas in which desired public improvements exceed the requirements of other areas of the City, including those with special land use or public improvement plans.

Amount of Fee: \$1,071 per unit in the applicable areas.

Fund: Capital Projects Fund/Sense of Place Fees Sub-fund
(385/970)

FY 2010/2011 Receipt and Use:

Beginning Balance	\$ 482,155
Resources	
New Fees Collected	94,334
Interest	3,129
Total Resources	<u>\$ 579,618</u>
Total Expenditures/Transfers	<u>\$ --</u>
Ending Balance	<u>\$ 579,618</u>

Note: No interfund loans, refunds, or transfers were made during FY 2010/2011.

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Fee: **Transportation Impact Fee**

Fee Description: Fees adopted pursuant to the Transportation Strategic Program to fund major transportation projects necessary to support land use plans. (Sunnyvale Municipal Code, Chap. 3.50)

Amount of Fee:

A. Impact Fee — Area South of State Route 237	
• Single Family detached, per dwelling unit	\$ 2,049.18
• Multi-family attached, per dwelling unit	\$ 1,257.91
• Office, per 1,000 square feet	\$ 3,023.06
• Retail, per 1,000 square feet	\$ 3,794.03
• Industrial, per 1,000 square feet	\$ 1,501.38
• Research and Development, per 1,000 square feet	\$ 1,988.32
• Hotel, per room	\$ 1,237.62
• Uses not enumerated, per trip	\$ 2,028.89
B. Impact Fee — Industrial Area North of State Route 237	
• Industrial, per 1,000 square feet	\$ 3,442.67
• Research and Development, per 1,000 square feet	\$ 4,551.32
• Destination Retail, per 1,000 square feet	\$10,911.49
• Neighborhood Retail, per 1,000 square feet	\$ 5,455.75
• Hotel, per room	\$ 3,559.37
• Uses not enumerated, per trip	\$ 5,835.02

Fund: Capital Projects Fund/Transportation Impact Fees Sub-fund (385/960)

FY 2010/2011 Receipt and Use:

Beginning Balance	\$ 11,653,000
Resources	
New Fees Collected	479,724
Interest	81,462
Total Resources	\$ 12,214,186
Expenditures	\$ --
Transfers	
Project Administration In-Lieu	\$ 9,242

Origination Year:	FY 07/08
Planned Completion Year:	FY 11/12
Interfund Transfer To:	Internal Services Fund

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General Fund In-Lieu		\$	12,095
Origination Year:	On-going		
Planned Completion Year:	On-going		
Interfund Transfer To:	General Fund		
Total Expenditures/Transfers		\$	21,337
Ending Balance		\$	12,192,849

Note: No interfund loans or refunds were made during FY 2010/2011.

Description of Projects:

Project Administration Fund In-Lieu — Transfer to the Project Management Services General Service Fund to cover the indirect costs realized during the course of managing traffic related capital projects.

General Fund In-Lieu — Transfer to the General Fund to cover the indirect costs realized during the course of managing traffic related activities not directly associated with a specific capital improvement project.

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Fund: Traffic Mitigation Fee

Fee Description: Specific fee amounts assessed as a condition of development to mitigate increased demands for traffic improvements. This fee was superseded by the Transportation Impact Fee (TIF) in FY 2003/2004.

Amount of Fee: Occasionally received for development projects approved prior to adoption of the TIF in FY 2003/2004. Amount is subject to the Fee Schedule that was in effect at the time the development project was approved.

Fund: Capital Projects Fund/Traffic Mitigation Sub-fund
(385/950)

FY 2010/2011 Receipt and Use:

Beginning Balance		\$	3,182,771
Resources			
New Fees Collected			--
Interest			21,566
Total Resources		\$	<u>3,204,337</u>
Expenditures			
Future Traffic Signal Construction/Modification		\$	28,957
% Funded by Fee:	100%		
Origination Year:	FY 07/08		
Planned Completion Year:	On-going		
Transfers			
Borregas Avenue Bicycle Corridor		\$	22
% Funded by Fee:	19%		
Origination Year:	FY 07/08		
Planned Completion Year:	FY 09/10		
Interfund Transfer To:	Cap.Proj. – Gas Tax Fund		
Downtown Streetscape Improvements		\$	191,174
% Funded by Fee:	20%		
Origination Year:	FY 09/10		
Planned Completion Year:	FY 12/13		
Interfund Transfer To:	Cap.Proj. – General Assets		
Hendy Avenue Complete Street Project		\$	4,472
% Funded by Fee:	15.7%		
Origination Year:	FY 10/11		
Planned Completion Year:	FY 12/13		
Interfund Transfer To:	Cap.Proj. – General Assets		

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Sunnyvale Avenue/Old San Francisco Road Left Turn Project	\$ 6,195
% Funded by Fee:	11.47%
Origination Year:	FY 10/11
Planned Completion Year:	FY 12/13
Interfund Transfer To:	Cap.Proj. – General Assets
 Total Expenditures/Transfers	 \$ 230,820
Ending Balance	<u>\$ 2,973,517</u>

Note: No interfund loans or refunds were made during FY 2010/2011.

Description of Projects:

816000 Future Traffic Signal Construction/Modification — This project provides funding for major signal modifications and/or installing new traffic signals as necessitated by traffic conditions.

821870 Borregas Avenue Bicycle Corridor — This project involves the design and construction of the Borregas Avenue Bicycle Corridor which includes new bike/pedestrian bridges over US-101 and SR-237. The construction of over-crossings eliminates approximately two miles of detours which currently exist for bicyclists and pedestrians who wish to cross over the freeways. The project also improves access to the Bay Trail, other recreational facilities in Baylands Park and the Valley Transportation Authority (VTA) Light Rail. The project provides safer and more convenient bicycle and pedestrian access between central Sunnyvale (residential areas and Caltrain) and north Sunnyvale (major employment area and light rail) along the north-south Borregas Avenue corridor by avoiding high speed, heavy traffic volume arterial corridors and freeway interchanges.

828670 Downtown Streetscape Improvements - The project will implement the adopted streetscape design standards for street furniture, sidewalk width and patterns, street lighting, landscaping, and signing and markings by filling in the gaps on portions of Mathilda Avenue, Iowa Avenue, Washington Avenue, Evelyn Avenue and Sunnyvale Avenue. The project is consistent with the Downtown Specific Plan and is listed in the Resource Allocation Plan as a long term, revenue-dependent project priority. Grant revenue has been secured to fund 80% of these improvements.

828900 Hendy Avenue Complete Street Project — This project is to reconstruct Hendy Avenue from Sunnyvale Avenue to Fair Oaks Avenue. This project has been included as part of City, County, and Regional long-range Traffic and Transportation Plans for many years. It is part of the City's Bicycle Capital Improvement Program, Santa Clara County's Bicycle Expenditure Program, and the Valley Transportation Authority's (VTA) Bicycle Plan. The condition of the roadway in this area is exceptionally poor and it is missing or has substandard sidewalks, bikeways, and lighting. Drainage facilities are also inadequate. This project will essentially reconstruct the entire roadway section to provide for all travel modes, upgrade lighting and

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streetscape to downtown standards, and provide additional on-street parking in the vicinity of the Northrop Grumman facility.

828910 Sunnyvale Avenue/Old San Francisco Road Left Turn Project – This project will construct a new signalized southbound left turn access to Old San Francisco Road from Sunnyvale Avenue. A preliminary engineering feasibility analysis was conducted that indicated there was an operational benefit to providing a left turn lane onto Old San Francisco Road from Sunnyvale Ave, where none currently exists.

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Fee: **Park Dedication Fee**

Fee Description: Fee assessed on certain residential subdivisions to purchase land, buy equipment, or construct improvements in neighborhood and district parks and recreational facilities serving the subdivision.
(Sunnyvale Municipal Code, Chap. 19.74 — Non-exempt from Mitigation Fee Act reporting requirements.)

Amount of Fee: \$96.00 per square foot.

Fund: Park Dedication Fund
(141)

FY 2010/2011 Receipt and Use:

The City of Sunnyvale has two different types of Park Dedication Fees. The first was established pursuant to the Quimby Act (California Government Code §66477), listed in the Subdivision Map Act, and codified by the City in the Sunnyvale Municipal Code, Chapter 18.10. These particular Park Dedication Fees are assessed only on subdivisions with single family residential units and may be used to purchase land, buy equipment or construct improvements in neighborhood parks, district parks, and recreational facilities serving the residential subdivision. The fees collected for this type of development are exempt from reporting requirements, and details are not included in this report.

The second type of Park Dedication Fee was established pursuant to the Mitigation Fee Act (California Government Code §66000(b)) and codified by the City in the Sunnyvale Municipal Code, Chapter 19.74. These Park Dedication Fees are assessed only on multi-family residential units and may be used to purchase land, buy equipment or construct improvements in neighborhood parks, district parks, and recreational facilities serving the multi-family residential unit. The fees collected for this type of development are subject to the reporting requirements included in the Mitigation Fee Act.

Non-exempt Park Dedication Fees:

Prior to FY 2009/2010, all non-exempt fees had been expended on appropriate projects, so no beginning balance existed in FY 2009/2010. There were no Non-exempt fees collected in FY 2010/11.

Exempt Park Dedication Fees:

During FY 2010/2011, the City collected \$3,610,479 in new exempt Park Dedication Fees. Keep in mind these fees were assessed on the development of subdivisions containing single family residential units. The City has specified 18 capital projects for parks and common use spaces that serve the residents. Descriptions of the projects are included in Volume III of the FY 2010/2011 Adopted Budget and Resource Allocation Plan. As previously noted, these fees are exempt from reporting requirements, and therefore, details are not included in this report.